

Micom o Halbiem Crescent

705-457-9994

• 705-455-7653



Troy Auster

Sales Representative





📩 info@troyausten.ca

🌐 troyausten.ca

CONTACT DETAILS:



Discover an exceptional opportunity to own a prime building lot in one of Haliburton's most soughtafter neighbourhoods. This coveted location offers close proximity to schools and is within walking distance of local amenities, ensuring convenience for families and individuals alike. For nature enthusiasts, this property is a gateway to the best of Haliburton's outdoor activities. Nearby, you'll find The Sculpture Forest and Glebe Park, which provide year-round recreation. In the warmer months, enjoy walking, hiking, and mountain biking. When winter arrives, the area transforms into a snowy wonderland perfect for tobogganing, snowshoeing, and miles of groomed cross-country skiing trails. Additionally, this lot includes access to the exclusive HBTL Members-Only park, featuring a picnic area, fire pit, boat launch, and canoe/kayak racks, ensuring endless opportunities for outdoor fun and relaxation. As part of Haliburton's 5-lake chain, you'll have easy access to a network of pristine lakes, perfect for boating and water sports. Don't miss your chance to build your dream home in this vibrant and scenic community.

HALBIEM Crescent, Haliburton, Ontario K0M 1S0

Listing

Client Full Active / Land

0 HALBIEM Cr Haliburton

Listing ID: 40598348 Price: \$199,000



Haliburton/Dysart et al/Dysart

Residential			
Tax Amt/Yr:	\$960/2023	Trans Type:	Sale
Zoning:	R1	Acres Range:	< 0.5
Devel Chrg Pd:		Frontage:	125.00
Official Plan:		Lot Dimensions:	125 x 141.63
Site Plan Apprv:		Lot Irregularities:	125' x 141.63' x
			130.71' x 179.79'
		Lot Shape:	
		Common Interest:	Freehold/None
		Tax Amt/Yr:	\$960/2023

Remarks/Directions

Public Rmks: Discover an exceptional opportunity to own a prime building lot in one of Haliburton's most sought-after neighbourhoods. This coveted location offers close proximity to schools and is within walking distance of local amenities, ensuring convenience for families and individuals alike. For nature enthusiasts, this property is a gateway to the best of Haliburton's outdoor activities. Nearby, you'll find The Sculpture Forest and Glebe Park, which provide year-round recreation. In the warmer months, enjoy walking, hiking, and mountain biking. When winter arrives, the area transforms into a snowy wonderland perfect for tobogganing, snowshoeing, and miles of groomed cross-country skiing trails. Additionally, this lot includes access to the exclusive HBTL Members-Only park, featuring a picnic area, fire pit, boat launch, and canoe/kayak racks, ensuring endless opportunities for outdoor fun and relaxation. As part of Haliburton's 5-lake chain, you'll have easy access to a network of pristine lakes, perfect for boating and water sports. Don't miss your chance to build your dream home in this vibrant and scenic community.

Directions: **COUNTY ROAD 21 TO HALBIEM CRESCENT**

Area Influences: View:	Bea	ch, Hospital, Lake	e Access,	Lake/Pond, Schools	Front	ting	South
School District:	Trill	lium Lakelands Di	strict Sc	hool Board	Fronting:		South
				 Land Information 			
Utilities:					Sewer:	None	
Water Source: N	lone				Water Treat	ment:	
Well Testing:					Location:	Rural	
	At Lot Lin	e-Hydro, Cell Serv	vice				
Acres Clear:		Acres Waste:		Acres Workable:			
Lot Front (Ft): 1	25.00	Lot Depth (Ft):	141.63	Lot Size: 0.	46 Acres		
Legal Desc:	LOT 7 P	LAN 623 UNITED	TOWNSH	Property Information IIPS OF DYSART, DUDLE	Y, HARCOURT	, GUILFORD,	HARBURN, BRUTON
Legal Desc:		LAN 623 UNITED OCK, EYRE AND CL		IIPS OF DYSART, DUDLE	Y, HARCOURT	, GUILFORD,	HARBURN, BRUTON,
Legal Desc: Zoning:					Y, HARCOURT Survey:	, GUILFORD, Yes/ 198	
5	HAVELO	OCK, EYRE AND CL				Yes/ 198	
Zoning:	HAVELO R1	DCK, EYRE AND CL D/2024			Survey:	Yes/ 1988 ays:	
Zoning: Assess Val/Year: PIN: ROLL:	HAVELO R1 \$14,000 391740 462401	DCK, EYRE AND CL D/2024 454 200004219			Survey: Hold Over D Occupant Ty	Yes/ 1988 ays:	
Zoning: Assess Val/Year: PIN:	HAVELO R1 \$14,000 391740 462401	DCK, EYRE AND CL D/2024 454 200004219			Survey: Hold Over D	Yes/ 1988 ays:	
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Zoning: Assess Val/Year: PIN: ROLL: Possession/Date: List Date: List Brokerage:	HAVELO R1 \$14,000 391740 462401 Flexible 05/31 <u>RE/M</u> e Lakeland	DCK, EYRE AND CL 0/2024 454 200004219 4/ L/2024 AX Professionals I Is Association of REA	YDE 	IIPS OF DYSART, DUDLE Brokerage Information Tokerage, Haliburton (83	Survey: Hold Over D Occupant Ty Deposit:	Yes/ 1988 ays: pe: min 5%	

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ES-	P.O. Box 388 P.O. Box 388 135 Maple Ave	art et al		TA	X NOTICE
E CE	Talburton ON KIM 150 (701) 457-1140 Email tex@dysatistal.ca	Group Code:		Final	2023
	page Company No. 012-000-04219-0000		Manager Man	Bitting Date	May 10, 2023
Name	and Address Into V JOHN THOMAS	_	Mortgage No. Munisipal Addre HALINEM CRES	Institute and Description	
BALE AT FAI	Y ALYSON MARY LOUISE REACREST AVE LIPTON ON KOM 1981		PLAN SZ3LOT 7		
Cines	Alexandroid Value \$44,001.01 Aug/am/TaFal - Ehable	t Tax Rate(%)	demount. Tax Ra	de(%) Amount Tax Ro	
N.I.D.	\$ HOUSE IN Prestant, To Full - EPublic	 G 800 H60² (5 202 29 3.30	2230633 B 181 63 B 80	43000 # 67 82
	Bult Tutale XXX Municip Special Charges	Can .	installements	\$ 150.83 Education Lawy Summary	
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				2020 Yax Cap Adjustment Final and Leven	8 004 8 481 54 5 221 21
	Total Result Channes	4.0.00		Fact Date Taxable Factorial Taxable Factorial Americanian Date	\$12848 \$1958.51
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Municin	pality of Dysart et al.		PLANE DETRO	HAND SUBJECT WOR PAYMENT	OND INSTALLMENT
P.O. Bor	x 389			000-04219-0000	
135 Map Halburs	ton ON KOM 150		Nama DUL	EY JOHN THOMAS EY ALYSOR MARY LOUISE	
(705) 45	17-1740		Address 477	ARMCREST AVE	
				BURTON, ON KOM 150	Total Out
			Due Date September 13	1, 2023	\$ 114.00
THE			-		MATHRAN
Municipa	ality of Dysart et al			CHAMP SUBMIT WITH FAMILIES	FIRST INSTALLMENT
P.O. Box	389		Received fro	2.000.04219-0000	
135 Maple Hallburto	ie Ave m ON KOM 150		Name sa	ALEY JOHN THOMAS	
				HEY ALVION MARY LOUISE. FARMCREST AVE	
(706) 457				ALIBURTON, ON KOM 150	
(796) 457			Due Date		Total Due
(795) 457					\$845.61
(796) 467			July 12, 202	4	
			July 12, 202		HUUUUU
			July 12, 202		MINNIN

PLAN OF SUBDIVISION PART OF LOTS 14 AND 15, CONCESSION VIII AND PART OF LOT 14, CONCESSION IX TOWNSHIP OF DYSART

COUNTY OF HALIBURTON SCALE : 1 : 1500 GREG BISHOP O.L.S. 1988

25 50 75 100 meters 25 0

<u>METRIC</u> DISTANCES SHOWN ON THIS PLAN ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048.

<u>BEARING NOTE</u>

BEARINGS ARE ASTRONOMIC, DERIVED FROM THE NORTHERLY LIMIT OF PART 7, PLAN 19R-2644 HAVING A BEARING OF N54°39'30"E AS SHOWN THEREON.

<u>NOTE</u>

- L THE ORIGINAL HIGH WATER MARK SHOWN HEREON IS THE BEST AVAILABLE EVIDENCE OF THE HIGH WATER MARK EXISTING AT THE TIME OF THE ORIGINAL SURVEY OF THE TOWNSHIP OF DYSART.
- 2. SHORE TIES ARE PERPENDICULAR TO THE TRAVERSE LINE UNLESS INDICATED OTHERWISE.

LEG	END	
0	DENOTES	PLANTED
	DENOTES	FOUND
S B	DENOTES	STANDARD IRON BAR.
5	DENOTES	SHORT STANDARD IRON BAR 🥜
08	DENOTES	1.6 cm SQ IRON BAR.
1 B Ø	DENOTES	2.0cm DIA.ROUND IRON BAR.
RP	DENOTES	ROCK POST.
(B8W)	DENOTES	BISHOP & WILSON O.L.S.
(934)	DENOTES	H.C. BISHOP O.L.S.
SA	DENOTES	SPLIT ANGLE.
WIT	DENOTES	WITNESS.
CofC	DENOTES	CENTER of CIRCLE.
HEX	DENOTES	3.0 cm HEXAGONAL BAR 2.5 meters LONG

SURVEYOR'S CERTIFICATE

1 CERTIFY THAT :

I. THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEYS ACT AND THE REGISTRY ACT AND THE REGULATIONS MADE THEREUNDER. 2. THE SURVEY WAS COMPLETED

HALIBURTON, ONTARIO.

AUGUST 12 , 1988.

ONTARIO LAND SURVEYOR

			а.	
	CU	RVE	DATA	
LOT	ARC	RADIUS	CHORD	BEARING
I	11.44	6.78	10.13	N 25° 28' 15"W
3	28.15	42.25	27.6.4	N 41 ° 56 15" E
4	6.86	42.25	6.85	N65°40'45"E
8	11. 97	7.62	10.76	N 64°40'05" W
9	49.71	55.87	48.09	N 5° 49' 25" E
11	7.92	117.09	7.92	N 52 °43' 30" E
12	II. 97	7.62	10.78	N 8 0°20' 30" W
13		1		N 9°15' 50"W
14	30.50		28.31	N85°14'30" W
15]	23.00		N18 º46' 40"E
16	32.19.	1	29.63	N 59°18' 30"W
17	11.97	7.62	10.78	N9°39'30"E
19	30.57	17.14	26.68	N74° 15' 15" W
20	31.92	1	26.40	N6°50'20"E
21	29.43	15.24	25.06	N 71°31'35" E
22	12.62	7.30	11.10	N 72 ° 21 'E
24	38.03		37.44	N 40 ° 19' E
	13.66	62.37	13.83	N64°04'05"E
25	11.81	7.35	10.58	N 24 °17'40"E
30	24.62		23.63	N 82°45 W
31	32.69	23.00	30.01	N 25°37'30"E
32	26.51	137.21	26.47	N 36 °50'50"E
36	11.97	7.62	10.78	N 25°19'55"E
	12.12			
49		7.90	10.97	N 65 °42 20"W
53 54	34.41	41.07	33.41	N 2º 16 E
		6 10	12.18	N20°33'20"E
5 5 56	30.46 8.60	61.192	30.15	NO º 34'50" E
		7.4.4	8.59	N 17 ° 44 ' 15" W
57	11.81	7.44	10.58	N 24° 17' 45" E
58	18.80	15.24	17.63	N 74°19'15" W
59	6.10	39.59	6.09	N 67 º34' 20" W
60	30.50		29.75	N85°56'40"E
62	23.14	57.78	22.99	N 38° 18' 20" E
63	18.29		18.21	N 5 8° 50' 30" E
65	3.59	23.00	3,58	N 26 ° 33 ' 30" W
	68.67		45.86	N 63 ° 26' 40"E
66	15.24	77.90	15.22	N 62º 18'20" E
67	40.60		4 0.15	N41º46'10"E
73	34.41	38,75	33.17.	N 0 ° 01'25" E
74	20.11		19.86	N 42 ° 2 8' 30" W
75	12.61	8,92	11.59	N17°39 W
76	24.63	16.63	22.47	N 15°39' W

• • • • • • • •

78	24.07	31.70	23.48	N48°35'30"E
79	12.12	7.90	10.97	N65°42'15"W
BLOCK	2 5,12		23.89	N 6 2º 15' E
	13.90	23.00	13.69	N69 ° 09' W
60	29.40	137.21	29.34	N48° 31'15"E
BLOCK 81	39.79	117.09	39.60	N 41º 02' 50" E
BLOCK 84	25.60	39.59	25.15	N 4 5° 21' 20 " E
BLOCK 85	14.75:	23.00	14.50	N 33 ° 28' W
			1	
·			1	· ·

OWNER'S CERTIFICATE

THIS IS TO CERTIFY THAT L LOTS I TO 79, BOTH INCLUSIVE, BLOCKS BO, 81, 82, 83, 84 AND 85, THE 0.3 METRE RESERVES NAMELY BLOCKS 86 AND 87, THE STREETS NAMELY FARMCREST AVENUE, GLEBE ROAD, HALBIEM CRESCENT, BISHOP COURT, CURRY COURT, EMMERSON COURT, HALBIEM COURT AND WILLIAM STREET HAVE BEEN LAID OUT IN ACCORDANCE WITH OUR INSTRUCTION S.

2. THE STREETS, STREET WIDENINGS AND LANES ARE HEREBY DEDICATED AS PUBLIC HIGH WAYS.

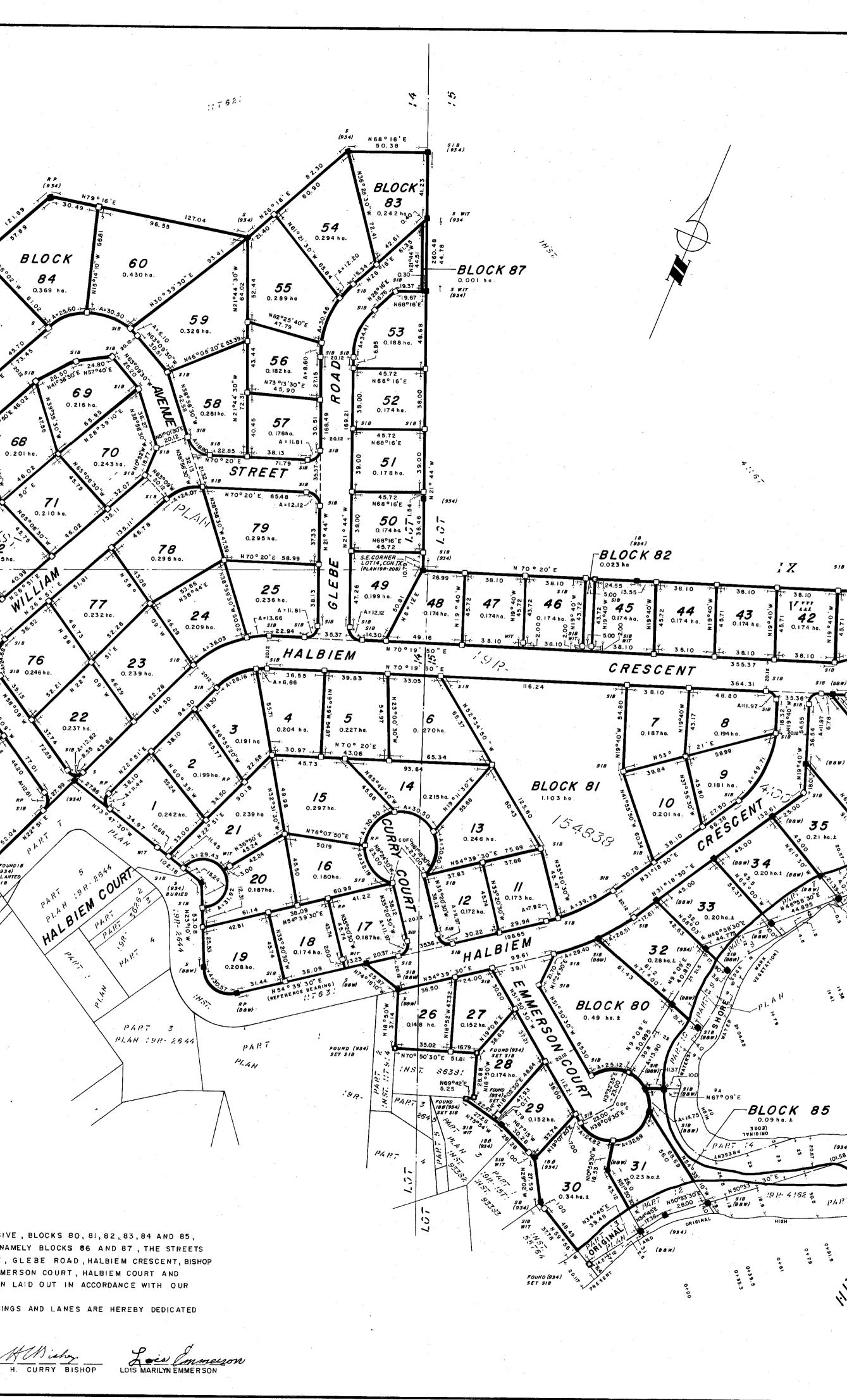
HALIBURTON, ONTARIO. AUGUST 12 , 1988.

All change

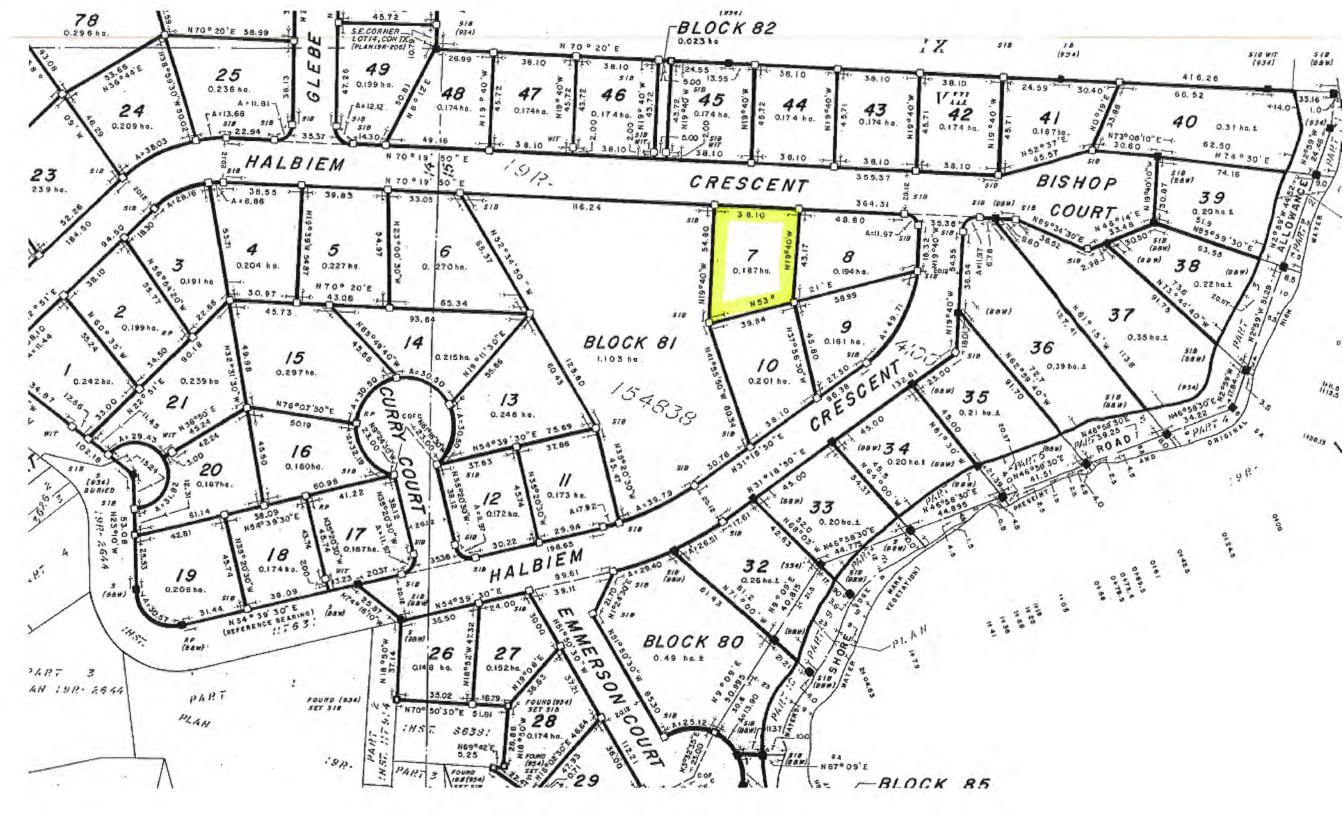
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	i			11 E 12 49 1 F 10 0 0	84
		5	s + 2 ⁸		⁴ 0.369 ha.
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	1 62	- N67°55'E	75.49	0.241 ha.	s ha
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	,	38	1 2 6	52 250 ha.	1 ³ 1 ³ 518
	1457.	64 0.258 hs.	63 0.279 ha		13, 518 26.50 JUE
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BLOCK BL	2012	**≱N67°54`30"E ©~~ mo		NEX NEX	68
BLOCK 86	FOUND IB (934)	₩ <u>₩</u> N67° 54' 30"E		۲ <u>۲</u>	. 201 he.
	(934) PLANTED SIB	Corc ^J 7.30 - N77°05'30"W 8.35	A=15.24	55.30	4 ⁰
	539 7 10 10 10 10 10 10 10 10 10 10 10 10 10		e e e e e e e e e e e e e e e e e e e	67 8. 0.216 hd.	NÖ E T
·		A=68.67 -A=3.59			7 10 0.210 ha.
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	A ND SARD	(PLANIGR-206)	≩ 0.415 mg. = 0	12° 72	
· · · · · · · · · · · · · · · · · · ·	1 X S	4.54 C 3 H	SCIES SIGN	N - 0.205h	
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		67.	28.02		8
· ·			9 N70°23	ੋ 🗄 🏹 🖌 🛒	70
		FOUND IB (854) ≥ 50.22	, t	76
		FOUND IB (A PLANTED SIB	854) <u>≩</u> 50.22 Μ Ο Ω	10 12 TH	siB 0.246 ha.
	12	518	22 ° 20` 30" 42.68	10 10 12 TH	818 0.246 ha.
	1.07	S 18	N 22°20'30"	10 10 12 TH	SIB 0.246 hc.
	1.07	518	E (934) 0 SIB	518 Y 8 18 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1	SIB 0.246 ha.
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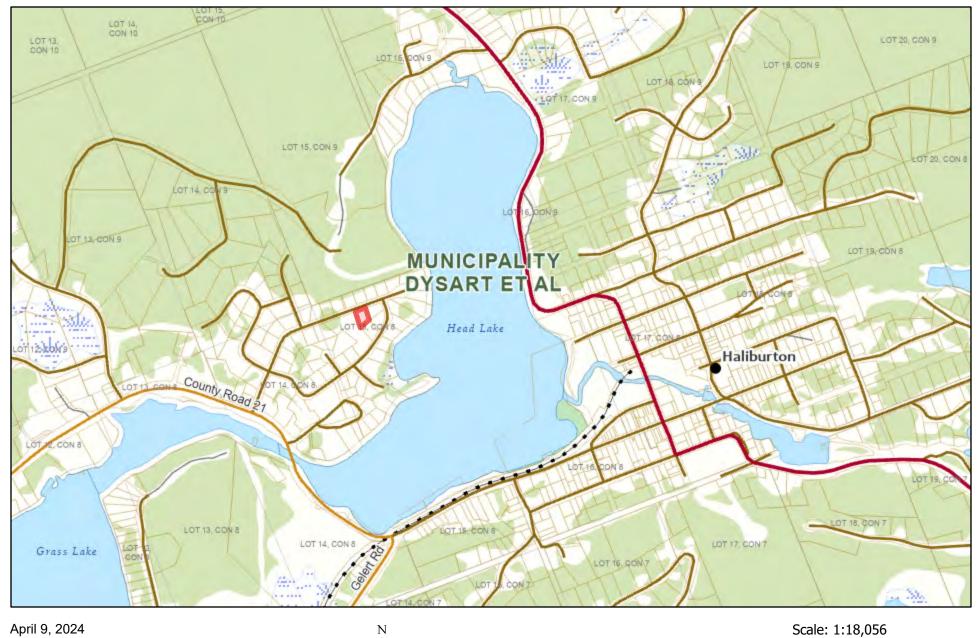
R P (934)

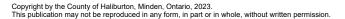


PLAN 623 I CERTIFY THAT THIS PLAN 623 IS REGISTERED IN THE LAND REGISTRY OFFICE FOR THE REGISTRY DIVISION OF HALIBURTON (Nº19) AT $13:25 \rho_{M}$ o'clock on the 29 HDAY OF DECEMBER, 1988 AND REQUIRED CONSENTS AND AFFIDAVITS ARE REGISTERED AS PLAN DOCUMENT 159268 hery How / Deputy LAND REGISTRAR SCHEDULE LOTS 1, 2, 3, 4, 5, 15, 16, 17, 18, 19, 20, 21, 22, 23, 74, 75, 76, HALBIEM COURT AND PART OF LOTS 6, 14, 24, 25, 26, 48, 49, 65, 66, 72, 73, 77, 78, WILLIAM STREET, HALBIEM CRESCENT, CURRY COURT AND GLEBE ROAD - PART OF LOT 14 , CONCESSION VIII LOTS 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 67, 66, 89, 70 71,79, FARMCREST AVENUE, BLOCKS 83,84,86,87 AND PART OF LOTS 24, 25, 49, 85, 66, 72, 73, 77, 78, WILLIAM STREET AND GLEBE ROAD -PART OF LOT 14, CONCESSION TX LOTS 7, 6, 9, 10, 11, 12, 13, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, EMMERSON COURT, BISHOP COURT, BLOCK 80,61,82,85 AND PART OF LOTS 6, 14,28,48, HALBIEM CREST AND CURRY COURT - PART OF LOT 15, CONCESSION VIII FORMERLY PART OF INST. 117621 CERTIFICATE OF TITLE INST. 154838 ALL OF PART 1 , PLAN 19 R-4110 S / B W/7 416.28 66.52 40 0.31 ha.± 0.187 ha N73º06'10"E----62.50 N 7 4 º 30'E BISHOP 39 ST COURT 0. 20 ha.± 38 0.22 ha.t Fridden and and the P Approved under section 36 of the PLANNING ACT. This d3rd inister. Niurik BISHOP & WILSON LTD. ONTARIO LAND SURVEYORS HEAD OFFICE BRANCH OFFICES BOX 309, HALIBURTON, 3 KING ST. E. BOX 311, MINDEN, ONTARIO, KOM ISO BOBCAYGEON, ONTARIO, KOM 2KO (705) 457-2811 ONTARIO, KOM IAO (705) 286 -2811 (705) 738 - 2231



Halbiem Cres, Haliburton



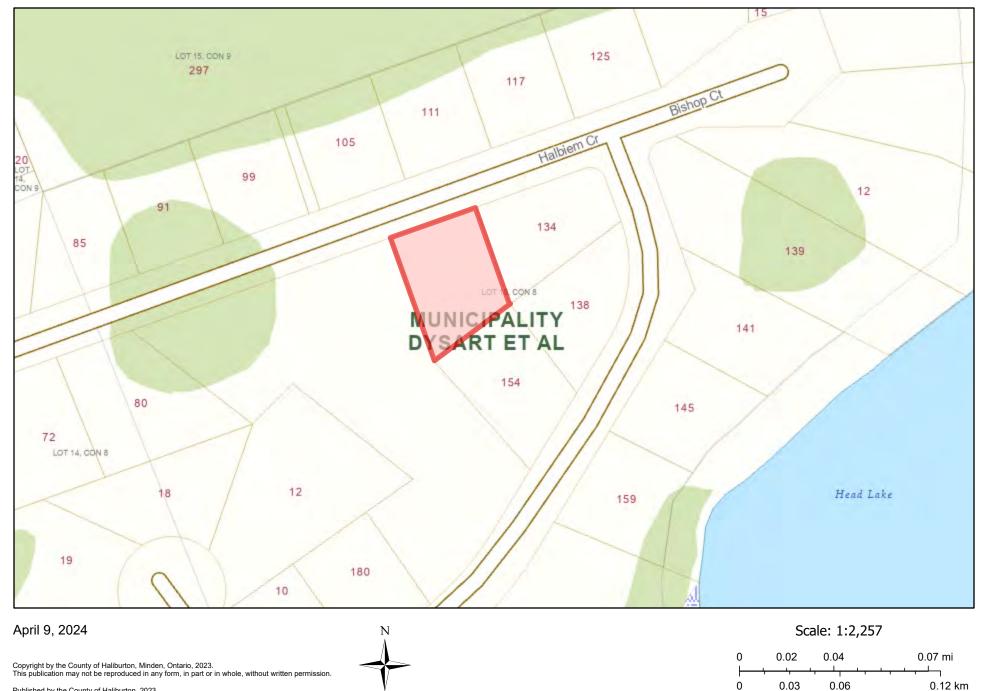


Published by the County of Haliburton, 2023.

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Halbiem Cres, Haliburton



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Head Lake

Haliburton County

Dysart Township

Physical Data

Surface Area - 153 acres Maximum Depth - 18.5 ft Perimeter - 3 miles Mean Depth - 8.4 ft

Lake Characteristics

This is an extemely shallow lake. Clarity is indicated in the yellow/brown water by the disappearance of the secchi disc 11 ft below the surface. Sensitive to acid rain. It has an extensive minnow and aquatic insects habitat. Big mud turtles exist. Aquatic vegetation includes yellow water lilly, soft stem bulrush, cattail, and pickerel weed. Particularly extensive at north and east shores. Helicopter landing triangle marked on dock.

Fish Species Present

Good muskellunge lake. Also large and smallmouth bass, rock bass, yellow pickerel seen in Drag River usually during spawning season in spring. Local resident Paul Brohm remembers this lake teeming with small mouth bass, cat fish and the odd trout and pickerel. He blames the introduction of Muskie during the early seventies with depleting other game fish.

Access

Haliburton Village is located on this lake, so shopping, dining, accomodation and entertainment are available. Also camping sites available at Glebe Park. Public Boat Launch.

(Refer to Dysart Township map - page 214)

